



City of Sugar Land

Planning & Zoning Commission Minutes

Sugar Land City Hall
2700 Town Center
Boulevard North
Sugar Land, TX 77479

Thursday, September 25, 2025
Planning & Zoning Commission Meeting Minutes
City Council Chamber
6:30 PM

I. Attention

Members of the City Council, Board and/or Commission may participate in deliberations of posted agenda items through video conferencing means. A quorum of the City Council, Board and/or Commission will be physically present at the above-stated location, and said location is open to the public. Audio/Video of open deliberations will be available for the public to hear/view; and are recorded as per the Texas Open Meetings Act.

The meeting will live stream at <https://www.sugarlandtx.gov/1238/SLTV-16-Live-Video> or <https://www.youtube.com/user/SugarLandTXgov/live>. Sugar Land Comcast/Xfinity Cable Subscribers can also tune-in on Channel 16.

II. Call to Order

QUORUM PRESENT

Mary Smith, Randall Halbrook, Fareena Dawood, Sapana Patel, Matthew Caligur, and Taylor Landin were present. Chuck Brown and Apurva Parikh were absent.

III. Public Comment

Pursuant to Texas Government Code section 551.007, citizens are permitted to address the City Council, Board and/or Commission in person with regard to matters posted for consideration on the agenda. Each speaker must complete a "Request to Speak" form and give it to the City Secretary or designee, prior to the beginning of the meeting.

Each speaker is limited to 3 minutes, speakers requiring a translator will have 6 minutes, regardless of the number of agenda items to be addressed. Comments or discussion by City Council, Board, and/or Commission members, will only be made at the time the subject is scheduled for consideration.

For questions or assistance, please contact the Office of the City Secretary (281) 275-2730.

No members of the public addressed the Commission.

IV. Minutes

A. MINUTES

Consideration of and action on the minutes of the September 9, 2025 meeting.

Linda Mendenhall, City Clerk

A motion to **Approve the minutes of the September 9, 2025, meeting**, was made by Taylor Landin and seconded by Fareena Dawood; the motion **Passed**.

Ayes: Mary Smith, Randall Halbrook, Fareena Dawood, Sapana Patel, Matthew Caligur, Taylor Landin

Absent: Chuck Brown, Apurva Parikh

V. Subdivision Plat

A. RYEHILL PARKWAY STREET DEDICATION SECTION TWO REPLAT NO. 1

Consideration of and action on the approval of Ryehill Parkway Street Dedication Section Two Replat No. 1.

Jessica Echols, Senior Planner

Jessica Echols, Senior Planner, gave a presentation, made comments, and answered questions from the Commission.

The Planning and Zoning Commission approved the Ryehill Parkway Street Dedication Section Two Replat No. 1 with the following conditions: The subdivision boundaries and recordation information for Ryehill Parkway Street Dedication and Reserves Section One Amending Plat No. 1 and Ryehill Section One are shown within 200 feet of the plat boundary.

A motion to **Approve the Ryehill Parkway Street Dedication Section Two Replat No. 1 with conditions**, was made by Matthew Caligur and seconded by Taylor Landin; the motion **Passed**. Ayes: Mary Smith, Randall Halbrook, Fareena Dawood, Sapana Patel, Matthew Caligur, Taylor Landin

Absent: Chuck Brown, Apurva Parikh

VI. Public Hearings

A. PUBLIC HEARING 6:30 P.M.: Receive and hear all persons desiring to be heard on the proposed changes to the Lake Pointe Redevelopment District, Chapter 2, Part 5 of the Development Code.

Consideration of and action on a recommendation on the proposed changes to the Lake Pointe Redevelopment District, Chapter 2, Part 5 of the Development Code, to the City Council.

Ruth M. Lohmer, Redevelopment Planning Manager

Ruth M. Lohmer, Redevelopment Planning Manager, gave a presentation, made comments, and answered questions from the Commission.

Matthew Caligur, Chair, opened the public hearing at 6:54 p.m. No members of the public addressed the Commission during the public hearing. Matthew Caligur, Chair, closed the public hearing at 6:54 p.m.

A motion to **Approve the recommendation on the proposed changes to the Lake Point Redevelopment District, Chapter 2, Part 5 of the Development Code**, was made by Matthew Caligur and seconded by Taylor Landin; the motion **Passed**.

Ayes: Mary Smith, Randall Halbrook, Fareena Dawood, Sapana Patel, Matthew Caligur, Taylor Landin

Absent: Chuck Brown, Apurva Parikh

VII. Workshop

A. IMPERIAL HISTORIC DISTRICT

Review of and discussion on the redevelopment of the Imperial Historic District.

Ruth M. Lohmer, Redevelopment Planning Manager

Ruth M. Lohmer, Redevelopment Planning Manager, gave a presentation, made comments, and answered questions from the Commission.

VIII. Reports

A. Planning and Zoning Commission Liaison Report

- City Council Meeting September 16, 2025

Taylor Landin, Vice Chair

Taylor Landin, Vice Chair, did not have a report for the September 16, 2025 City Council meeting.

B. City Staff Report

- Calendar of Scheduled Meetings and Events

Lisa Kocich-Meyer, Director of Planning & Development Services

Jessica Rodriguez, Assistant Director of Planning & Development Services, reported on upcoming scheduled meetings and events.

IX. Adjournment

A motion to **Adjourn at 7:47 p.m.**, was made by Matthew Caligur and seconded by Taylor Landin; the motion **Passed**.

Ayes: Mary Smith, Randall Halbrook, Fareena Dawood, Sapana Patel, Matthew Caligur, Taylor Landin

Absent: Chuck Brown, Apurva Parikh